

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		RIDGE ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	GOOD BONES ARLINGTON LLC		
Owner 2:			
Owner 3:			
Street 1:	30 LAKE SHORE DR		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	VENTURELLI BARBARA TRUSTEE -		
Owner 2:	BV RIDGE NOMINEE TRUST -		
Street 1:	PO BOX 371		
Twn/City:	DUXBURY		
St/Prov:	MA	Cntry	
Postal:	02331		

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15597	Total SF/SM:	6794	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,673	Spl Credit	Total:	436,700
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card / 000000

Total Parcel

662,300 /

662,300

662,300 /

662,300

662,300 /

662,300



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	64575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
10/5/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	372	PATRIOT
10/19/1999	Meas/Inspect	256	PATRIOT
8/28/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6794.000	225,600		436,700	662,300		64575
							GIS Ref
							GIS Ref
Total Card	0.156	225,600		436,700	662,300	Entered Lot Size	GIS Ref
Total Parcel	0.156	225,600		436,700	662,300	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		357.92	/Parcel: 357.92	Land Unit Type:	10/05/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,600	0	6,794.	436,700	662,300		Year end	12/23/2021
2021	101	FV	217,700	0	6,794.	436,700	654,400		Year End Roll	12/10/2020
2020	101	FV	217,700	0	6,794.	436,700	654,400	654,400	Year End Roll	12/18/2019
2019	101	FV	200,800	0	6,794.	436,700	637,500	637,500	Year End Roll	1/3/2019
2018	101	FV	200,800	0	6,794.	374,300	575,100	575,100	Year End Roll	12/20/2017
2017	101	FV	200,800	0	6,794.	349,300	550,100	550,100	Year End Roll	1/3/2017
2016	101	FV	200,800	0	6,794.	299,400	500,200	500,200	Year End	1/4/2016
2015	101	FV	199,800	0	6,794.	268,200	468,000	468,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

EXTERIOR INFORMATION

Type:	19	- Ranch
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:	8	- Brick Veneer 15 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1960	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value